



Paradwys Bach, Maes Cuhelyn, Llannerch-Y-Medd, Isle Of Anglesey, LL71 8DE



**Price: £420,000**

- Impressive Individually Built Det Bungalow
- Generous private peaceful plot with gardens
- EPC B Rated - Energy Efficient
- Large garage and workshop/potting shed
- Oil Central Heating, Upvc Double Glazing
- Extensive parking & in off road location
- Lounge patio doors, wood burner
- Large Fitted kitchen/diner + appliances
- Utility, 3 good bedrooms, bathroom
- Solar Panels, shed







### Accommodation

Upvc double glazed entrance door and side panel to

**L shaped Hallway** 23' 4" x 3' 9" (7.1m x 1.15m) plus 2.9m x 1.6m

Laminate floor, radiator, downlighters, built in storage cupboard

**Lounge** 17' 1" x 16' 9" (5.2m x 5.1m) reducing to 3.9m

Side double glazed sliding patio doors to garden, fireplace recess and multi fuel room heater, 2 double glazed windows, radiator, laminate floor.

**Family Sized Kitchen/Diner** 18' 1" x 16' 5" (5.5m x 5.0m) reducing to 2.85

Well fitted with range of base and wall units along one wall with inset sink, worktops and upstands, built in electric oven, hob, canopy/extractor and glass splash back, with integrated dishwasher. 2 double glazed windows, radiator, downlighters, timber effect tiled floors.

**Utility Room** 9' 2" x 5' 11" (2.8m x 1.8m)

Range of fitted base and wall units, worktops with housing for washing machine and oil fired floor mounted central heating boiler, vanity unit and wash basin, 2 double glazed windows and external door, radiator, downlighters, timber effect tiled floor.





**Bedroom 1** 11' 6" x 10' 6" (3.5m x 3.2m)

Double glazed window and radiator, loft access, laminate floor.

**Bedroom 2** 15' 9" x 8' 10" (4.8m x 2.7m)

Built in wardrobes and mirrored sliding doors, double glazed window, radiator, laminate floor.

**Bedroom 3** 11' 10" x 9' 2" (3.6m x 2.8m)

Double glazed window and radiator.

**Bathroom/Shower room** 9' 2" x 7' 10" (2.8m x 2.4m)

Shower cubicle and electric shower, paneled bath, vanity units with wash basin and concealed cistern w.c., chrome heated towel rail/radiator, extractor fan, double glazed window, downlighters, Tiled floor and plastic clad walls.

**Exterior**

The property is approached via a small section of unadopted /private road via a narrow access between a small terrace from the highway which leads to a double gated entrance which in turn leads to a large stoned forecourt and parking area with ample room for turning and several vehicles. This leads to a large garage and workshop which has solar panels to its roof. To the rear of the garage is a private hidden garden area ideal for an allotment. The property has a side and front garden laid to grass with paved patio area to side and paved paths to the rear which leads to a raised stone patio and drying area with oil tank and a useful potting shed ( part of which is not part of registered title) Several outside light points and cold water tap.

**Garage/Workshop** 29' 2" x 13' 5" (8.9m x 4.1m) plus 9m x 2m

Double timber doors with open internal access to the side workshop and storage area with consumer unit and inverter for solar panels.

**Potting shed** 21' 8" x 8' 2" (6.6m x 2.5m)

**Facilities - oil fired central heating, 2 solar panels, upvc double glazing**

**Services Mains water electricy and drainage**

**Tenure - Freehold**

**Council Tax Band E Energy Performance Rating B**

**Disclaimer**

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. If you require any clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Buyers are advised to make their own enquiries regarding any necessary planning permission or other approvals required to extend this property. Enquiries should be completed prior to any legal commitment to purchase. Anti Money Laundering Regulations At the time of submitting an offer, purchasers will be asked to produce identification documentation and we would ask for your cooperation to ensure there will be no delay in agreeing and progressing with the sale



# Paradwys Bach

Approximate Gross Internal Area  
1270 sq ft - 118 sq m



Not to Scale. Produced by The Plan Portal 2024  
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